

Shop Fronts and Canopies

Planning Guidance Note

Introduction

The Council wishes to maintain and enhance the visual character of town centres and other shopping areas with East Dunbartonshire.

As shop fronts are the dominant visual element of townscapes within shopping areas, this detailed advice aims to provide clear guidance on the standards expected within shopping centres.

Format of Guidance

Where appropriate, this Guidance Note should also be read in conjunction with the Advertisement Control Guidance Note.

All planning guidance notes are material considerations in the assessment of planning applications and shall be afforded significant weight in the decision making process. Failure to comply with Guidance Notes may be a reason for refusal of consent.

Planning Framework

East Dunbartonshire Local Plan 2, Policy TCR1 – Prime Retail, aims to protect the vitality and viability of town centres and maintain the attractiveness of shopping areas. East Dunbartonshire Local Plan 2, Policy DQ1 – Assessing Proposed Uses states that *“developments should enhance and certainly not reduce the amenity and character of the surrounding area”*. Policy DQ2 – Design Quality reiterates this.

Policy Guidance

Shop Fronts

The Council will seek to retain shop fronts of character and features original to the building. The shop front is the area from the ground to the top of the fascia and includes the pilasters or the side wall of the structure.

Fascia

Particularly where there is a predominant design dimension amongst surrounding properties, the original fascia level should be retained or reinstated as this is usually carefully proportioned to the overall design. Where the original fascia has been covered over or altered, a return to the original dimensions is essential.

Pilasters

A pilaster helps to separate the design of individual shop fronts from each other, giving each one a separate identity. Glazing, etc., in shop fronts may extend up to but not over the pilaster.

Stallrisers

Stallrisers are the blank areas of wall below shop windows. They are useful from a practical as well as a design point of view. In most cases, retention or reinstatement of a stallriser would be appropriate, particularly on more traditional properties.

Door Ways

Cognisance should be taken of neighbouring door positions, and any proposed door position should be commensurate with the existing streetscene. The preference is always to retain the traditional door position.

False Ceilings

Within the shop, lowered ceilings can cause problems where they meet the shop front. Raked or angled ceilings are the preferred method for overcoming such issues.

Materials

All materials should be appropriate to the area and generally commensurate with their surrounds. Traditionally designed timber shop fronts are preferred in conservation areas and townscape protection areas.

Shop Security

Whilst security must be maintained, so must interesting shop areas. In cases where roller shutters or other window coverings are proposed they must be more than 50% open. Coated grille-types are preferred, as are internal roller shutters. In all cases, roller shutters should be concealed behind fascias, and should not result in the fascia protruding beyond the existing plane. No externally stored roller shutters will be allowed.

Canopies

Canopies should be of a traditional box sloping design and should fully recess to be hidden from view when closed. Canopies must conform to the Roads (Scotland) Act 1984 in terms of safe heights above pavements. Canopies will be resisted in Conservation Areas and on Listed Buildings. If permission is sought for canopies, a time restriction to 5 years will be placed on any permission granted.